



Bonehurst Road, Horley
Surrey, RH6



Beyond your expectations

A 12 bedroom guest house

Hamptons International

6-8 Church Street, Reigate, Surrey, RH2 0AN

Sales. 01737 244422

reigate@hamptons-int.com

www.hamptons.co.uk

Kitchen | Dining Room | Office | Sitting Room | Laundry Room | Basement | 12 Bedrooms | 10 En Suite Bathrooms | 2 Bathrooms | Extensive Parking

Guide Price £1,450,000 Freehold

Description

An attractive and imposing detached period residence that is currently being used as a 12 bedroom guest house.

The property is set back from the road and has the potential for conversion into apartments, subject to the relevant planning applications and approval. It could also be used for business premises as it is at present.

The accommodation includes 12 bedrooms most with ensuite facilities, one with a sitting room providing a guest suite. There is a dining room, staff office and toilet facilities, aswell as a kitchen, laundry room and basement storage area.

In total the accommodation stretches to 5214 sq ft (484.4 sq m).

Location

The property is just one mile from Horley station; with services to London in under 45 minutes, within close proximity to the M23, offering access to Gatwick, Brighton and Redhill. Reigate town centre is also close, offering a selection of high street boutique shops, restaurants and bars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

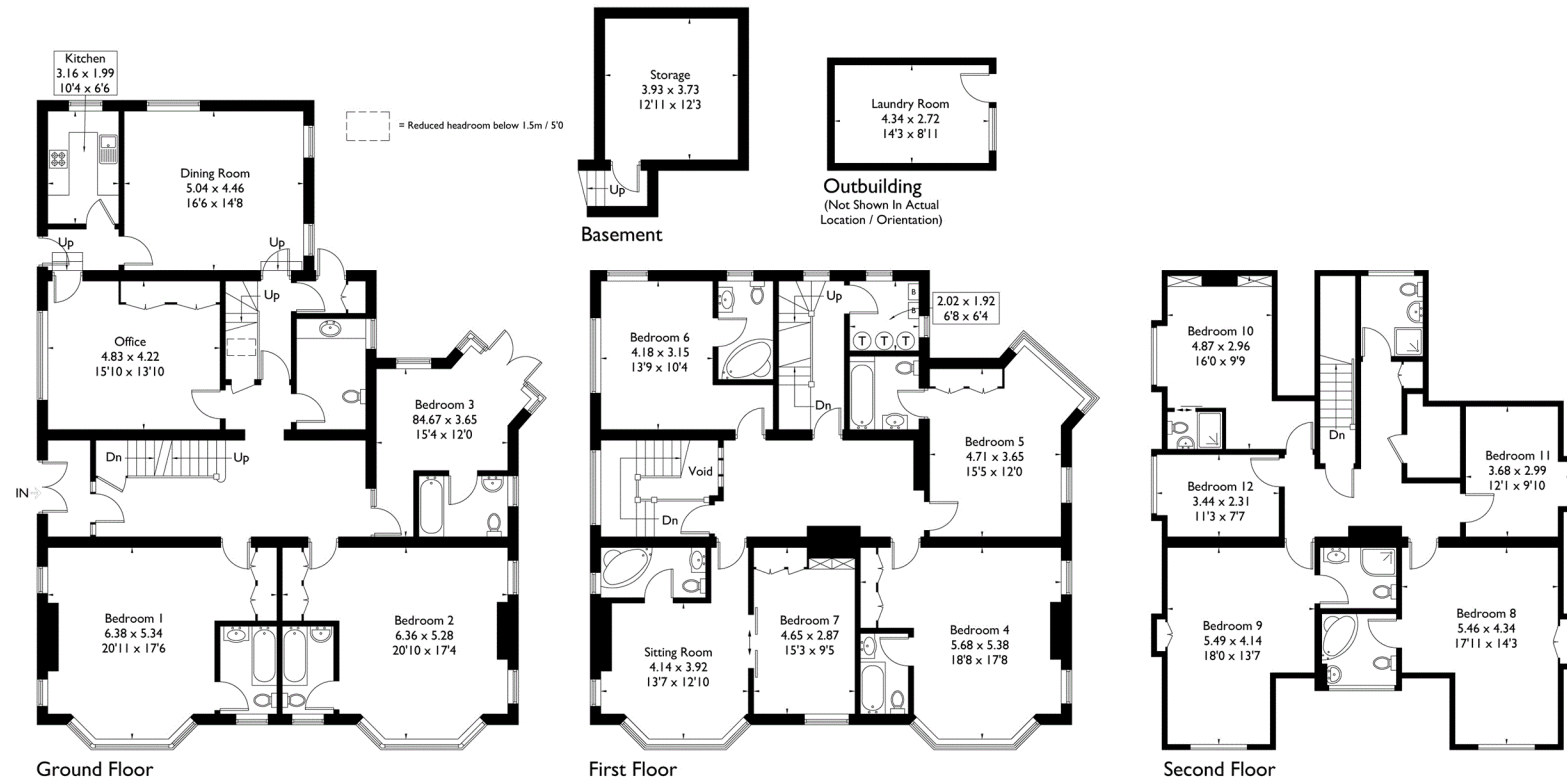
Bonehurst Road, Horley

Approximate Gross Internal Area = 455.4 sq m / 4902 sq ft
(Excluding Void)

Basement = 17 sq m / 183 sq ft

Outbuilding = 12 sq m / 129 sq ft

Total = 484.4 sq m / 5214 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 191734

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

